

Guiding Principles

Community Values

Community Ideas

Vision Plan Map

Blank Page

Guiding Principles

Community Plan Workshop participants were asked to consider the following principles in order to respect the existing community character, yet provide for innovative new development. These guiding planning principles are as follows:

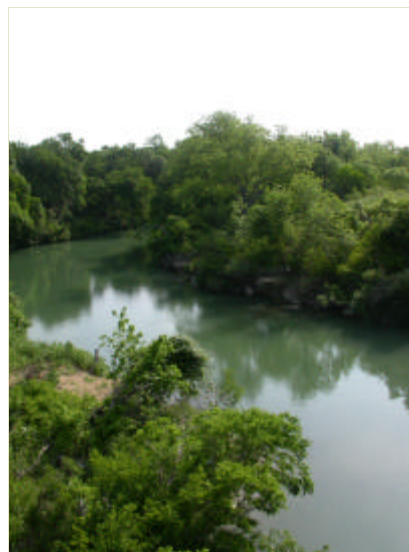
Neighborhoods

- Plan for neighborhoods which build upon Southside character
- Facilitate a broad range of appropriate housing types
- Promote town centers which combine a mix of uses, amenities, and community facilities
- Connect community amenities
 - *Establish bikeway systems*
 - *Promote walk-able neighborhoods*
 - *Provide connectivity to parks and open space*
- Plan for a healthy active community
 - *Promote a clean environment*
 - *Provide safe access to recreation amenities and schools*
- Enhance synergies between residential, education, and employment centers
 - *Continue partnerships with school districts and institutions of higher education*
 - *Promote establishment of accessible education zones*
 - *Promote the area's unique assets as opportunities for learning and enrichment*
- Promote a mix of transportation options



Land

- Preserve the rural character of the Southside
 - *Preserve agriculturally productive land*
 - *Encourage conservation easements and overlays*
- Integrate natural and urban environments
- Plan for open space
 - *Develop buffer zones, greenbelts, greenways and trails*
 - *Promote a mix of passive and active recreational uses*
- Minimize development impact on agriculture, open space and habitat
- Encourage Brownfield and inner-loop redevelopment



Water

- Protect natural rivers, creeks, and wetlands
 - *Minimize storm water impacts and non-point source pollution*
 - *Promote linear greenway system in flood plains*
 - *Provide greenway buffer zones along flood plains*



Heritage

- Build upon the area's history, culture, and identity
- Preserve historic structures and institutions
- Maintain balance of rural land uses
 - *Facilitate use of agriculturally productive lands*
- Protect archeological sites and promote interpretation
- Support current environmental and cultural efforts
 - *Land Heritage Institute of the Americas*
 - *Mitchell Lake Wetlands*
 - *National Parks System*



Economy

- Plan for sustainable economic development
 - *Create certainty through planning, zoning, and health/safety ordinances*
 - *Create Defense Adjustment Management Authority*
 - *Use public investments that attract private investments*
 - *Utilize natural on-site attributes to create amenity value*
 - *Provide cost-efficient public service delivery through efficient land-use patterns*
- Create innovative finance mechanisms
 - *Utilize Defense Management Authority financing powers*
 - *Create specific incentives consistent with City's Incentive Tool Kit (October 2003 phase)*
- Design for efficient transportation and delivery of goods and services
 - *Develop an integrated multi-modal transportation plan*
 - *Design to prevent gridlock*
- Promote inter-agency partnerships and support entity cooperation
 - *Utilize tax incentive and direct funding tools available to agricultural and open space uses*
 - *Partner with private foundations, institutions, and edu-*

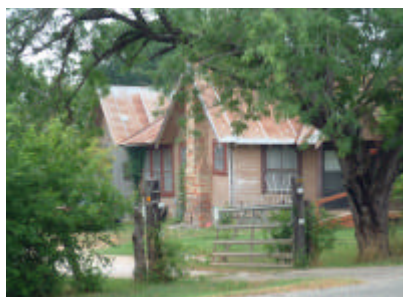
Community Values

During the May 17th City South Community Plan Planning Workshop, attendees participated, both individually and then as a group, in a “Lifestyle and Character Assessment” exercise. The mission of the task was to list lifestyle values that are important to the Southside community. The compiled list of values was then sorted into several identified, common thematic categories. A representative listing of consensus value statements are as follows:



Country Living
Rural/Open space/Agricultural
Natural resources
Relaxed attitude

The Southside area strongly reflects a slower-paced, country living lifestyle, due to the long history of agricultural and ranch land uses. The rural lifestyle is valued and there is a desire to protect the rich natural resources through the preservation of farms and ranches, open space, and waterways.



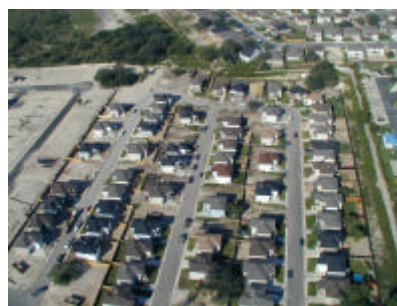
Tradition & Culture
Historic resources
Family oriented values
Multi-generational stability

A traditional lifestyle and culture is much valued. In the Southside community, this is reflected as a diverse, multi-cultural community. Many residents have lived in the area for generations and are family and community oriented. This sense of tradition is also reflected in a recognition of historic and cultural resources, such as the Missions, historic settlements and archeological sites.



Community & Independence
Independent attitude
Strong sense of community
Community pride

The Southside community is regarded as one that is very “tight-knit and proud.” A hard-working, independent attitude is reflected in the community, regardless of socio-economic status. Future changes in the area must reflect the community pride and spirit.



Growth & Economy
Concern for future growth
Lack of regulation
Locally owned business economy

The economy and growth pattern of the Southside community can currently be attributed to small, locally owned businesses, agriculture, the influence of area military bases and the lack of development regulations. There is a concern for future growth and how it will affect a rural lifestyle. The area is perceived by some as a “diamond in the rough,” and a gateway for trade with Mexico.



Community Ideas

At the May 17 Workshop, each of the twelve work groups had a spokesperson display their Vision Plan and present a review of the basic concepts that their group envisioned. At the conclusion of the presentations, the entire group of participants voiced their consensus on the ideas that were common, unique and worthwhile. The ideas included the following:

Common Ideas

- Greenbelts connecting rivers and creeks
- Agricultural preservation
- Multi-modal public transportation connections
(light rail, bus rapid transit, etc.)
- East-West connections
- Texas A&M University campus
- Concentration of industrial uses
- Nodal commercial development
- Town Centers with mixed-use
- Diverse housing types
- Parks

Unique Ideas

- Light rail
- Connections to historic districts and parks
- Historical themes (Spanish, etc.) in architecture
- Merging the old with the new
- Mission District improvements
- Wildlife corridors
- Emerald Necklace concept
- Greenway along IH Loop 410
- Boulevards with unique character and form
- Community entrances (gateways)
- Monument signs only
- Transit ROW incorporated as part of roadway system
- Highway 16 as a major North/South connection
- Buffer zones between uses
- Hospitals/medical care
- Facilities/Housing for seniors

Worthwhile Ideas

- Integrate schools within neighborhoods and consider donation of land at outset of development
- Historical and cultural resource preservation
- Drainage/flood control should be considered in road design
- ULI recommendations
- Learn from other Toyota sites
- Multi-disciplinary entities must be engaged in planning discussion
- Urban revitalization within South San Antonio area



Vision Plan

After the community meetings, the City of San Antonio Planning Department staff, along with several design professionals, developed a Vision Plan for the Southside planning area. The composite Vision Plan (see page 9) reflects the concepts that were presented in the workshop as common ideas. The following chapters analyze existing conditions, identify issues, and define goals and objectives to address the needs of the Southside community.